

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, A-45, Bryan, Brazos County, Texas, and being two tracts of land out of that 29.1781 acre tract of land as conveyed to Manorwood Development Corporation, Gary D. Guest and William J. Lero by Braver Joint Venture by Deed recorded in Volume 506 Page 518 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

TRACT ONE (BLOCKS A, B & C)

BEGINNING: at an iron rod marking the northwest corner of Lot 19, Block "A" of LA BRISA PHASE III subdivision as recorded in Volume 455, Page 459, said iron rod also being in the East Right-of-Way line of JAGUAR DRIVE;

THENCE: N 00° 00' 00" E - 529.62 feet to the Point of Curvature of a curve to the left;

THENCE: 304.75 feet in a northwesterly direction along the arc of a curve having a central angle of 10° 45' 44", a radius of 1622.44 feet, a tangent of 152.83 and a long chord bearing N 05° 22' 52" W - 304.31 feet to the Point of Tangency;

THENCE: N 10° 45' 44" W - 60.95 feet for corner;

THENCE: N 79° 12' 58" E - 505.60 feet and corner in the East line of the said 29.781 acre tract;

THENCE: S 03° 22' 36" E - 336.55 feet for corner;

THENCE: S 27° 39' 16" E - 373.80 feet;

THENCE: S 04° 30' 00" W - 110.00 feet;

THENCE: S 22° 30' 00" W - 190.00 feet;

THENCE: S 91° 26' 27" W - 55.83 feet to an iron rod found at the northwest corner of the aforesaid LA BRISA PHASE III subdivision;

THENCE: S 90° 00' 00" W - 525.07 feet to the PLACE OF BEGINNING and containing 12.0423 acres of land.

TRACT TWO (BLOCK F & G)

BEGINNING: at an iron rod marking the most northeasterly corner of LA BRISA PHASE V-A Subdivision as recorded in Volume 498, Page 145, said iron rod also being N 00° 00' 00" E - 260.00 feet from the most northwesterly corner of LA BRISA PHASE III as recorded in Volume 455, Page 459;

THENCE: N 90° 00' 00" W - 525.41 feet along the North line of said LA BRISA PHASE V-A to an iron rod for corner;

THENCE: N 13° 37' 02" E - 277.81 feet for corner;

THENCE: N 35° 47' 02" W - 191.34 feet for corner;

THENCE: N 54° 12' 58" E - 196.30 feet for corner;

THENCE: N 90° 00' 00" E - 392.51 feet for corner;

THENCE: 251.08 feet in a southeasterly direction along the arc of a curve having a central angle of 9° 12' 26", a radius of 1562.44 feet, a tangent of 125.81 feet and a long chord bearing S 04° 36' 13" E - 250.81 to the Point of Tangency;

THENCE: S 00° 00' 00" E - 290.00 feet to the PLACE OF BEGINNING and containing 6.1512 acres of land.

APPROVAL OF THE PLANNING COMMISSION:

I, FRANK MURPHY, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 3rd day of JUNE, 1982 and same was duly approved on the 15th day of JULY, 1982 by said Commission.

Frank Murphy, Chairman, City Planning Commission, Bryan, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

Director of Planning, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS, COUNTY OF BRAZOS

I, Frank Sarska, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 23rd day of September, 1982, in the Deed Records of Brazos County in Volume 543, Page 127.

Frank Sarska, County Clerk, Brazos County, Texas

(SEAL)

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS, COUNTY OF BRAZOS

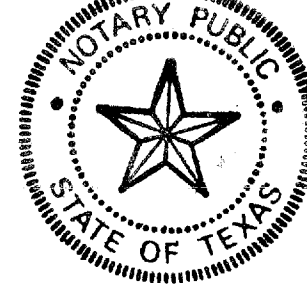
We, (the), Manorwood Development Corporation, Gary D. Guest, & William J. Lero, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, us) in the Deed Records of Brazos County in Volume 506, Page 518, and designated herein as the La Brisa Phase VIII Addition in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owners: William J. Lero, Gary D. Guest, Philip Tremont, Gary Guest & Bill Lero

STATE OF TEXAS, COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Philip Tremont, Gary Guest & Bill Lero, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 10th day of August, 1982

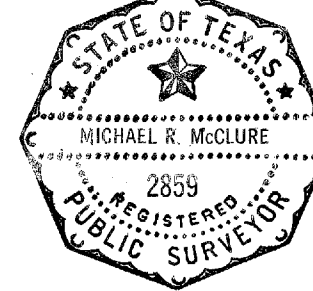


Michael R. McClure, Notary Public in and for Brazos County, Texas

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS, COUNTY OF BRAZOS

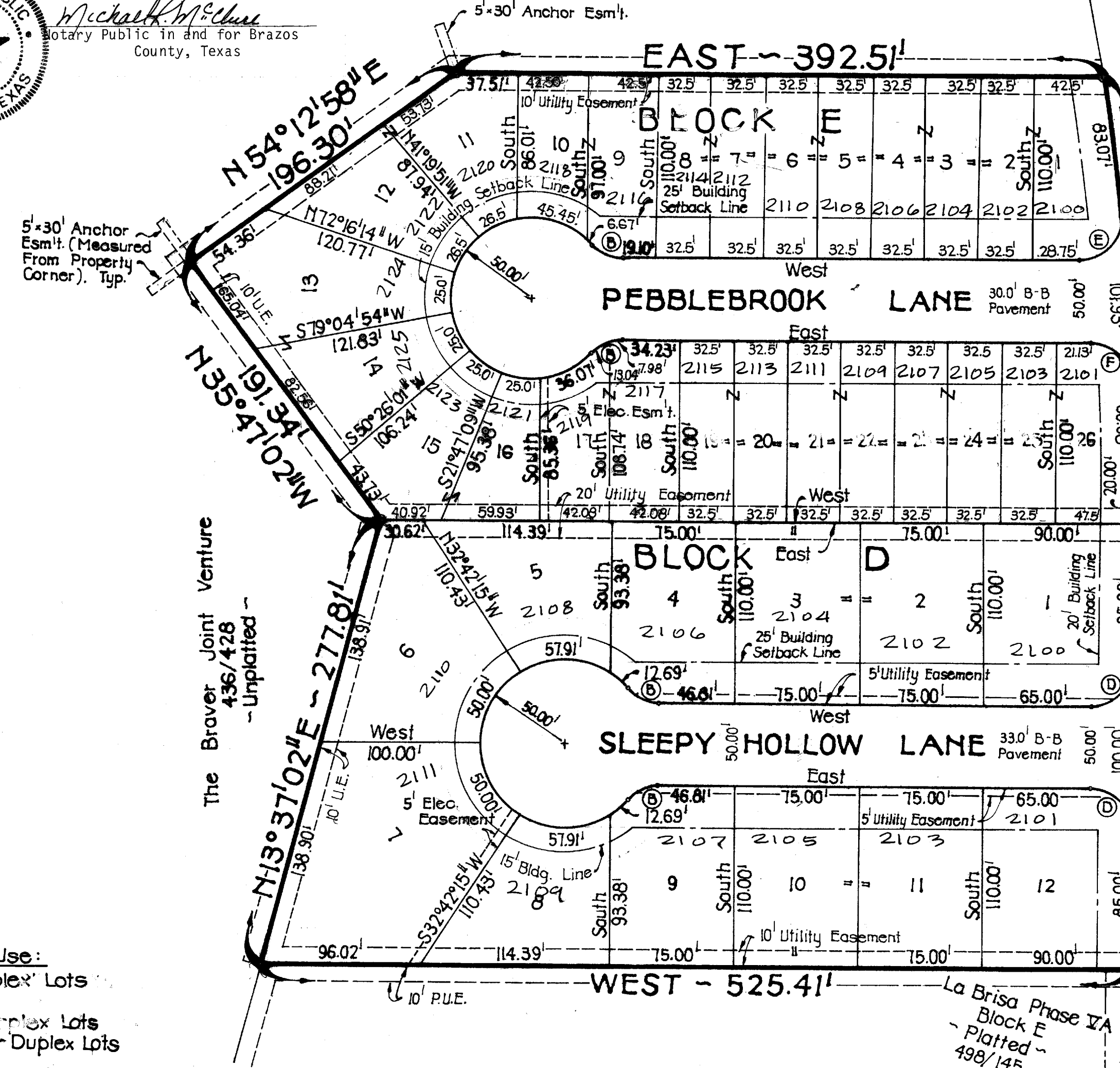
I, MICHAEL R. MCCLURE, Registered Public Surveyor No. 2859 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



Michael R. McClure, Registered Public Surveyor

NOTE: N - Indicates Pairs of Lots To Be Grouped As Duplex Units (See Block E)

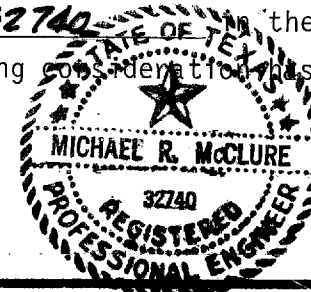
BLOCK H



~ FINAL PLAT ~
La Brisa PHASE VIII
18.1935 Acres Of Land
ZENO PHILLIPS LEAGUE
BRAZOS COUNTY, TEXAS

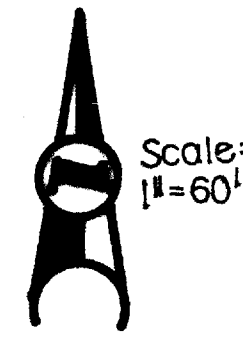
Scale: 1" = 60'
Owner & Developer: Manorwood Development Corp., Gary D. Guest, & William J. Lero, Bryan, Texas

Date: March, 1982
Engineer & Surveyor: McClure Engineering Inc., 1722 Broadway, Bryan, Texas 77801



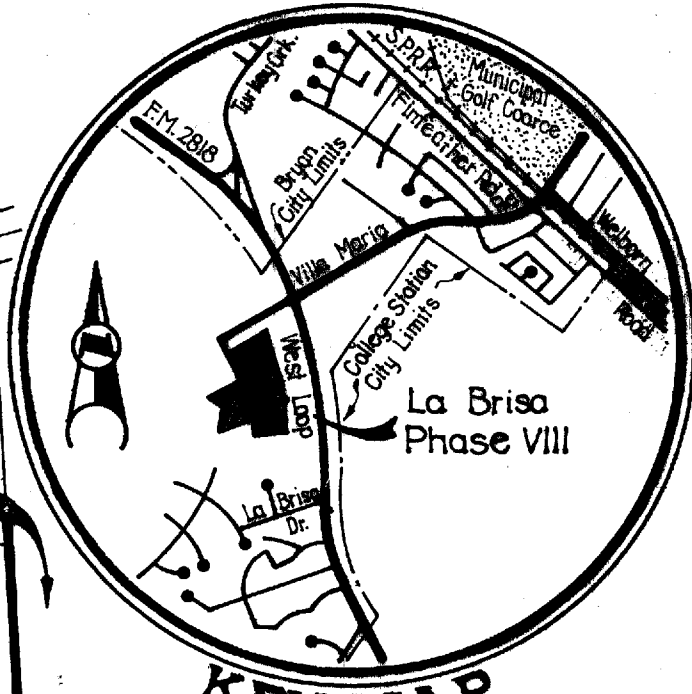
Michael R. McClure, Registered Professional Engineer

240630



The Braver Joint Venture
436/428
- Unplatted -

VILLA MARIA DRIVE
(100' R.O.W. - 63' PvmH)



KEY MAP
- Curve Data -
- Curve Data -

Table with columns: Station, Curve Data, Delta, etc. for various curve segments.

